



Town of Uxbridge  
**Zoning Board of Appeals**  
21 So. Main St.  
Uxbridge, MA 01569  
(508) 278.8603

**AGENDA**

The Uxbridge Zoning Board of Appeals will hold a regular meeting on Wednesday, September 7, 2005, at 7:00 PM in the Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 So. Main St., Uxbridge, MA 01569.

**PUBLIC HEARINGS (CONTINUED)**

**FY05-25:** Water Street Mill Corp. is requesting a Variance of 198.02 ft. from the 300 ft. frontage requirement in the Agricultural Zone for a lot bearing a current address of 57 Waterman Way, Uxbridge, MA 01569, Assessors Map 47, Assessors Parcel 4799, Deed Bk. 33485, Deed Pg. 295, in order to change the frontage of the lot from Waterman Way to Aldrich St. for the purpose of creating a so-called 19 +/- acre "estate" lot for the purpose of constructing one single family home. A deed restriction will be placed that will run with the title to the parcel prohibiting further subdivision of the parcel for the purpose of creating building lots. If the ZBA approves the applicant's request, the applicant will petition the Assessors' Office to grant the lot an Aldrich St. address.

**FY06-04:** The Uxbridge Zoning Board of Appeals held a meeting on July 6, 2005 and determined that an amendment was needed to an application from Andrews Survey and Engineering representing applicant William Dix, 34 East St., Whitinsville and therefore continued the Public Hearing to the regularly scheduled August 3, 2005 ZBA Meeting until all applicable documentation has been received. Therefore, Andrews Survey and Engineering has submitted an amended application for a Variance of 39.8 ft. from the required 125 ft. in the Residence A Zone for property owned by the Estate of Margaret Manship (signed by Edward Bernard, Guardian for Margaret Manship, c/o Joseph Cove, 1 North Main St., P.O. Box 390, Uxbridge, MA 01569) to combine Assessors Parcel 2419, 2426 and 2418, Assessors Map 24A, Deed Bk. 22183, Deed Pg. 392 with a total sq. footage of 51,834 sq. ft. for the purpose of demolishing a house located at 20 Pleasant St., Uxbridge, MA and to construct a 4-unit condominium building on the site.

**PUBLIC HEARINGS (NEW)**

**FY06-08:** The applicant, Gary Rosenhahn, 149 High St., Uxbridge, MA 01569, is requesting, on behalf of the owners of record, Gary and Susan Rosenhahn, a Variance of 1,883 sq. ft. from the 43,560 sq. ft. area requirement in the Residence B Zone and a Variance of 5 ft. from the 185 ft. frontage requirement in the Residence B Zone, on a lot located at 149 High St., Uxbridge, MA 01569, Assessors' Map 024, Assessors' Parcel 2984, Deed Bk. 15406, Deed Pg. 056, in order to build a new deck from side of house and back of house.

**FY06-09:** The applicant, Richard G. Baker, 27 Pine Grove Cir., Uxbridge, MA 01569, is requesting, on behalf of the owners of record, Richard and Lynn Baker, a Variance of 22,806 sq. ft. from the 43,560 sq. ft. area requirement in the Residence B Zone, a Variance of 95 ft. from the 185 ft. frontage requirement in the Residence B Zone, and a Variance of 13.1 ft. from the 30 ft. rear setback requirement in the Residence B Zone, on a lot located at 27 Pine Grove Cir., Uxbridge, MA 01569, Assessors' Map 24C, Assessors' Parcel 2884, Deed Bk. 5247, Deed Pg. 262, in order to build a 30 ft. x 40 ft. garage in the back yard.

**FY06-11:** The applicant, David Demanche, 265 Blackstone St., Uxbridge, MA 01569, is requesting, on behalf of the owners of record, David and Karen Demanche, a Variance of 13,522 sq. ft. from the 43,560 sq. ft. area requirement in the Residence B Zone and a Variance of 71 ft. from the 185 ft. frontage requirement in the Residence B Zone, on a lot located at 265 Blackstone St., Uxbridge, MA

**01569, Assessors' Map 26, Assessors' Parcel 3398, Deed Bk. 17515, Deed Pg. 142, in order to build deck, renovate porch, concrete pad for Jacuzzi.**

**FY06-12: The applicant, Robert White, 652 Blackstone St., Uxbridge, MA 01569, is requesting, on behalf of the owner of record, Robert White, a Variance of 26,575 sq. ft. from the 43,560 sq. ft. area requirement in the Residence C Zone and a Variance of 75 ft. from the 200 ft. frontage requirement in the Residence C Zone, on a lot located at 652 Blackstone St., Uxbridge, MA 01569, Assessors' Map 35, Assessors' Parcel 4824, Deed Bk. 29287, Deed Pg. 139, in order to build a 12 ft. x 24 ft. deck on front of (existing) home and breezeway / garage on left side of house.**

**CONTINUED / NEW OR OTHER BUSINESS**

- **FY05-09: Consider Request for Extension of Variance, 643 Hazel St., Paul Randor**
- **Review Mail**
- **Vote to Accept and Sign July 6, July 20, and August 3, 2005 ZBA Meeting Minutes**
- **Review and Sign Invoices**
- **Other**

**Respectfully submitted,**

**Judith Stocks, Chairman  
Uxbridge Zoning Board of Appeals**

**ZBA Agenda 2005.09.07**